

EXHIBIT A

RE: SEA PROPERTIES I, LLC
Store No. 805
1321 Huguenot Road
Midlothian, Virginia

CURE AMOUNT

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Pre-petition claim	
rent 11/1 to 11/9	\$ 5,875.00
taxes 7/1 to 11/9	\$ 23,643.00
	\$ 29,518.00
Post-petition (Stub rent) claim	
rent 11/10 to 11/30	\$ 13,708.33
taxes 11/10 to 12/31	\$ 9,314.18
taxes 12/1 to 12/31	\$ (5,552.69)
tax penalty after 12/5/08	\$ 3,295.78
tax interest on 1/1/09 and each successive month (302.10/month)	\$ 906.30
	\$ 21,671.90
Post-petition 365(b)(3) claim	
rent 6/1 to 6/3	\$ 1,958.33
taxes 1/1 to 6/3	\$ 28,014.20
	\$ 29,972.53
Attorneys fees	
Clement & Wheatley	\$ 27,143.53
Chadbourne & Parke LLP	\$ 2,320.50
	\$ 29,464.03
	<u><u>\$ 110,626.46</u></u>